

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Bunmeido of Hawaii Ltd. Company House

Other names/site number: La Pietra Condominium Unit 20

Name of related multiple property listing:

La Pietra Townhouse

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 3089 La Pietra Circle

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

Bunmeido Company House
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern
Regional Hawaii

Materials: (enter categories from instructions.)

Principal exterior materials of the property: lava rock walls, horizontal lap wood walls, poured concrete foundation,

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Bunmeido of Hawaii Ltd. Company House is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapiolani Park. It faces east and sits near the end La Pietra Circle on a flat parcel with its front lawn running to the street. It is the right half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly projecting from its neighboring unit. The unit has a low pitched, Euroshield shingled, hip-gablet roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation, and a single story, two car carport with a built-up, flat roof is attached to the north side of the building, connecting it to the adjoining duplex. The carport is accessed by a short paved driveway. The three bedroom, three and a half bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

Narrative Description

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The Bunmeido of Hawaii Ltd. Company House faces east, and is located along the west side of La Pietra Circle near the end of the one way street. Three large, square, concrete “stepping stones” serve as a sidewalk, which runs from the street to the unit’s inset entry lanai. To either side of the walk is a bird of paradise (*Strelitzia reginae*), as well as a mature coconut palm (*Cocos nucifera*).

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8’ high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The right bay is essentially a wall of glass, with a pair of sliding doors flanked by single pane fixed windows on the first story and three single pane fixed windows on the second, which extend to the building’s top plate. A sun screen projects from the interstice between the first and second stories. A low, 21” high, lava rock wall encloses the area immediately in front of the ground level doors and windows to form an 8’ deep, space with the wood slats of the sun screen above. This area is planted with lauae (*Microsorium scolopendria*) and three Japanese yew (*Podocarpus macrophyllus*)

The left bay contains the left-of-center entry as well as a pair of single pane sliding windows. Another Japanese yew grows in front of the window. The entry is framed by the center projecting wall on its right side and a lava rock pilaster on the left. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai’s floor has its original clay tile pavers and is sheltered by a projecting second story balcony, which runs the length of the left bay.

A historic double door with recessed panels provides entry to the unit. The doors retain their original thumb latch and hardware. The doors open on a front to rear running corridor which leads toward the dining area. A door in the hall’s north wall opens on a half bath, which has been remodeled, and a door in the opposite wall opens on a bedroom. The two panel doors with a louvered top panel are not historic. The half bath is an “island” around which flow the hallway, living room and dining area.

The downstairs bedroom’s ceiling features four exposed, lateral running beams. In the east wall a pair of single pane sliding windows provide light and ventilation. In the room’s west wall a non-original two panel door with a top louvered panel opens on the bathroom. The bathroom has been remodeled. The bedroom’s closet is behind a pair of sliding, louvered doors immediately opposite the bedroom’s entry door.

The living room has a two story, 17’ high ceiling with four exposed lateral running beams. At the front, east side, of the living room is a pair of 8’ high, single pane sliding doors, which are flanked on either side by a fixed single pane window. Above these doors and windows is a set of three single pane, fixed windows which extend almost to the ceiling. The living room, as well as the entire first floor, has a new white shell stone floor with a 5” high baseboard of the same material.

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The rear, west, wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. These windows and doors are surmounted by four single pane fixed windows. The doors lead out to a rear patio. The patio is paved with white shell stone, and flows out into the back yard and extends to front on the kitchen/dining room's rear doors. The patio sits on a cmu foundation which rises approximately 35" above the ground. At the west edge of the squared off patio is a 35" high metal railing. The backyard overlooks Kapiolani Park, and beyond the railing the rear of the property slopes down to a 12' high lava rock retaining wall which borders the park. The retaining wall is surmounted by bougainvillea.

A sun screen projects from the living room's rear wall and wraps around the dining room's side wall. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and sun screen are supported by lava rock walls at their termini, with their supporting beams extending beyond the ends of the walls.

On the interior, a 16" x 19" lava rock column marks the south terminus of the living room's rear wall, and to its southwest is the dining area and kitchen. The dining-kitchen area has an 8' high ceiling with four exposed beams running laterally across it. The kitchen runs along the south wall and has been remodeled. A doorway without a door in the kitchen's east wall opens on a laundry room.

The north wall of the dining-kitchen area is of lava rock and has a pair of 8' high single pane sliding doors, and the west wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on the patio.

The west wall of the half bath island features a built-in wet bar, which is not original, but is located where the historic wet bar was situated. The wet bar is behind a stairway which leads to the second floor. The stair's twelve floating wood treads ascend to a landing before making a quarter turn to the right and proceeding another three steps to the second floor with its two bedrooms and two baths. The stairs have a non- original handrail with etched glass panels featuring a *lauae* motif. The stair opens on a short, front to rear hall. The stair's railing flows from the stairway to define the hallway's northeast side, which overlooks the living room. Two doors in the hall's south wall open on a closet and the rear bedroom, while a door at the east end of the hall accesses the front bedroom. All interior doors on the second floor are two panel with louvered top panels and are not original.

A closet, with four louvered, sliding doors runs the length of the rear bedroom's south wall. In the bedroom's west wall is a pair of 7' high, single pane sliding doors flanked by single pane fixed windows, which access a balcony. The 52" wide balcony has a wood slat floor and a 44" high metal railing, and runs the length of the bedroom. It affords views of Kapiolani Park. In addition to the door's exterior sliding screen doors, four interior, louvered, sliding doors regulate light and ventilation. In the bedroom's east wall a two panel pocket door with a louvered top panel opens into a remodeled bathroom.

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The front bedroom has an opening at its northeast corner, which provides access to the bathroom. The bathroom has been partially remodeled and has an area with a sink and counter, and another with the toilet and tub/shower, connected by an original hinged door which retains its original handle and hardware.. The bathroom also retains an original fluorescent ceiling light with its plastic grille above the sink. A closet with a pair of louvered bi-fold doors is at the bathroom's east side. In the west wall of the bedroom is another closet with a pair of louvered, bi-fold doors. The bedroom's east wall has a pair of 7' high, single pane sliding doors which lead out to a balcony. This balcony is similar to the rear balcony, and runs the length of the bedroom. In addition to the doors' exterior sliding screen doors, four interior, louvered, sliding doors control the light entering the room. The front wall of the unit jogs out at the end of the balcony to accommodate the interior bathroom closet.

The Bunmeido of Hawaii Ltd. Company House retains its historic integrity. Alterations include the refinishing of the first floor walls and floor, the remodeling of the kitchen and bathrooms, and the remodeling of the stair, These alterations are typical interior modifications found in many of the units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original spatial configuration and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture
Community Planning and Development
Historic Preservation

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Period of Significance

1967-1971

Significant Dates

1971

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Louis Pursel architect

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Bunmeido of Hawaii Ltd. Company House is significant on the local level under criterion C, as a good example of a luxury townhouse unit built in Honolulu during the late 1960s in a modern Hawaii style. The unit includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The townhouse is also significant at the local level under criterion A for its associations with the development of townhouse complexes in Hawaii and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1971 is the date of construction. The bulletin further states, "For properties associated with historic trends, such as commercial development, the

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period of significance is the span of time when the property actively contributed to the trend.”

As is noted above under, “significant dates”, 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Bunmeido of Hawaii Ltd. Company House’s architectural significance, as well as its associations with townhouse development in Hawaii and historic preservation in Hawaii, are explained in the La Pietra Townhouse multiple property nomination.

The deed to unit 20 of the La Pietra Townhouse development was conveyed to Gladys Au Ewart, a teacher with the Hawaii Department of Education, in August 1971, following the completion of the townhouse. She did not reside in this unit, but rather lived in a house on Paty Drive in Manoa. In April 1973, she sold the unit to Bunmeido of Hawaii Ltd. Bunmeido of Hawaii Ltd. was one of the earlier Japan owned companies to establish itself in Hawaii in the post-World War II era. It became incorporated in Hawaii in 1963, the year after Kenji Osano made headlines with his purchase of the Moana and Princess Kaiulani hotels, and in 1965 opened a bakery on King Street. In 1973, at the time of its acquisition of this unit, Bunmeido was one of approximately fifty Japan owned businesses operating in Hawaii. Other retail and sales establishments operating in Hawaii at that time included Daiei, Shirokiya, Fuji Photo Film, Masudaya Toy Company, Ajinomoto, Sony, Matsushita Electric, Mitsubishi International, and New Kyoei. Bunmeido of Hawaii Ltd. dissolved in 2014.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City and County Tax Office records.

State Bureau of Conveyances, book 7729 page 293, and book 9104 page 134

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1970-1977

Building permits associated with TMK 3-1-029:0330020

Advertisement for the grand opening of Bunmeido, *Star Bulletin*, July 25, 1965, page 36

"The Japanese Influx: What Does It All Mean?" *Advertiser*, January 14, 1973, page B-1.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: BING [<https://www.bing.com/maps/trail/Oahu,-Hawaii-Hawaii?id=cae5608608c34251b8135d0ea66ea1ba>]

(enter coordinates to 6 decimal places)

Latitude: 21.261662

Longitude: 157.816946

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by M. Robert Chaffee and Paul Sklansky in 2022 as described by Tax Map Key: 3-1-029:0330020

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

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11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: December 24, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

Owner:

M. Robert Chaffee and Paul Skalansky
6604 20th Street
Vero Beach, Florida 32966

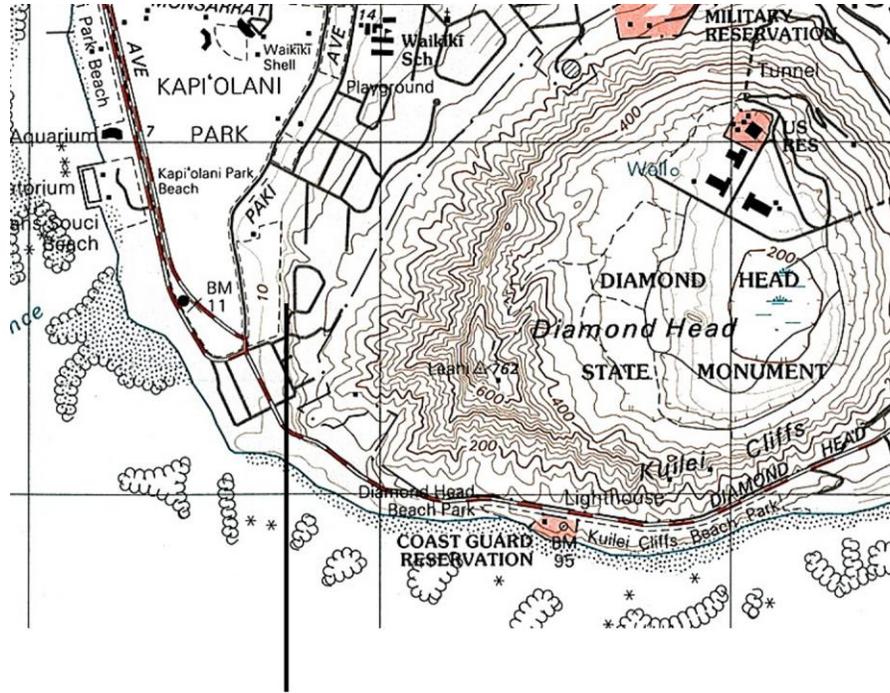
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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USGS



Bunmeido of Hawaii Ltd. Company House

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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the front of the duplex with unit 20 to the right from the northeast

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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the front of unit 20 from the east

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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the carport from the northeast

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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the front entry from the east

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Bunmeido Company House
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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the entry the northwest

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Bunmeido Company House
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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

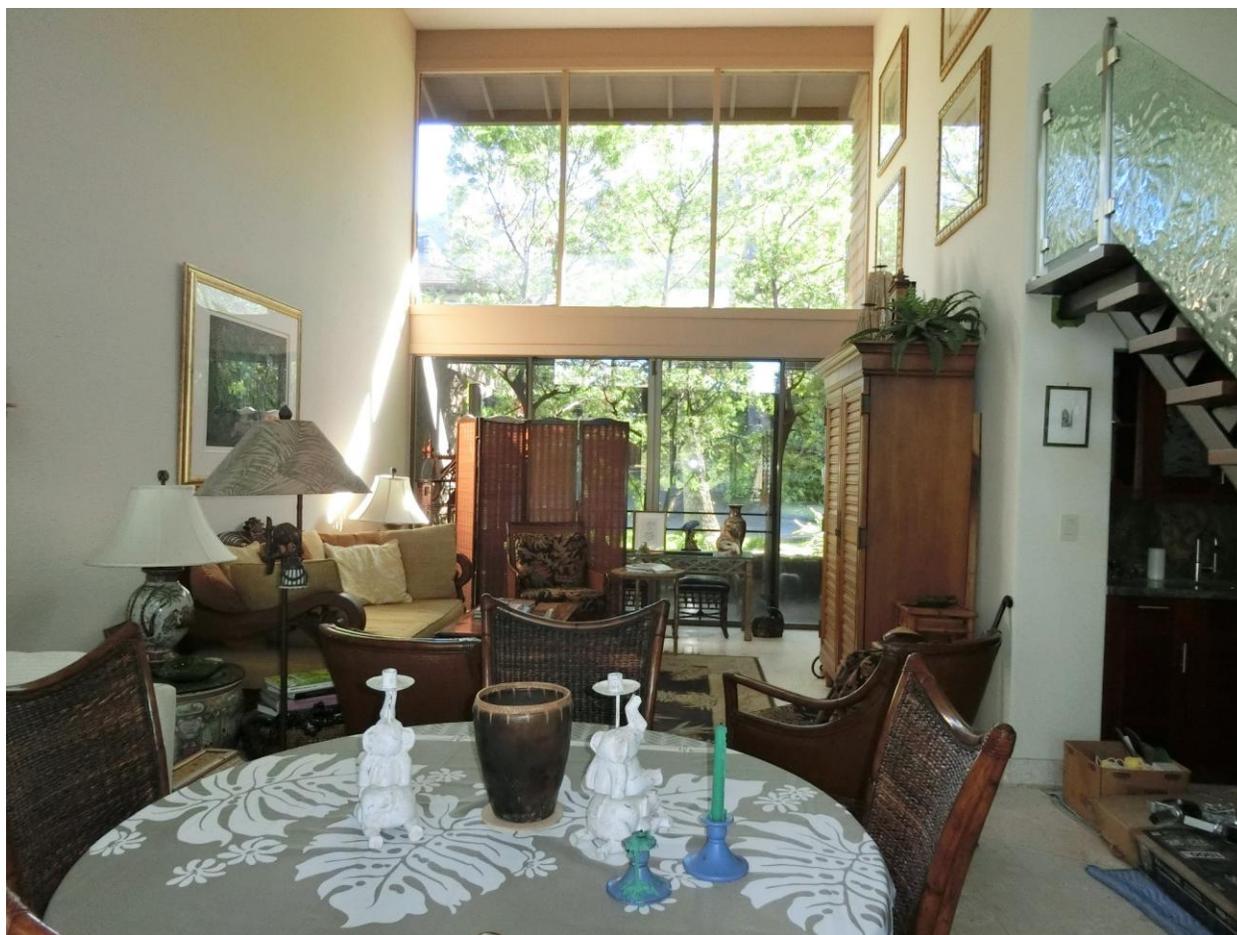
County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the living room from the west

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Bunmeido Company House
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Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the front of dining area from the hall from the east

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Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the dining area from the south

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Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the stair from the southwest

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Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the rear wall of living room and patio from the southeast

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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the patio and doors into living room from the southwest

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Bunmeido Company House
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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

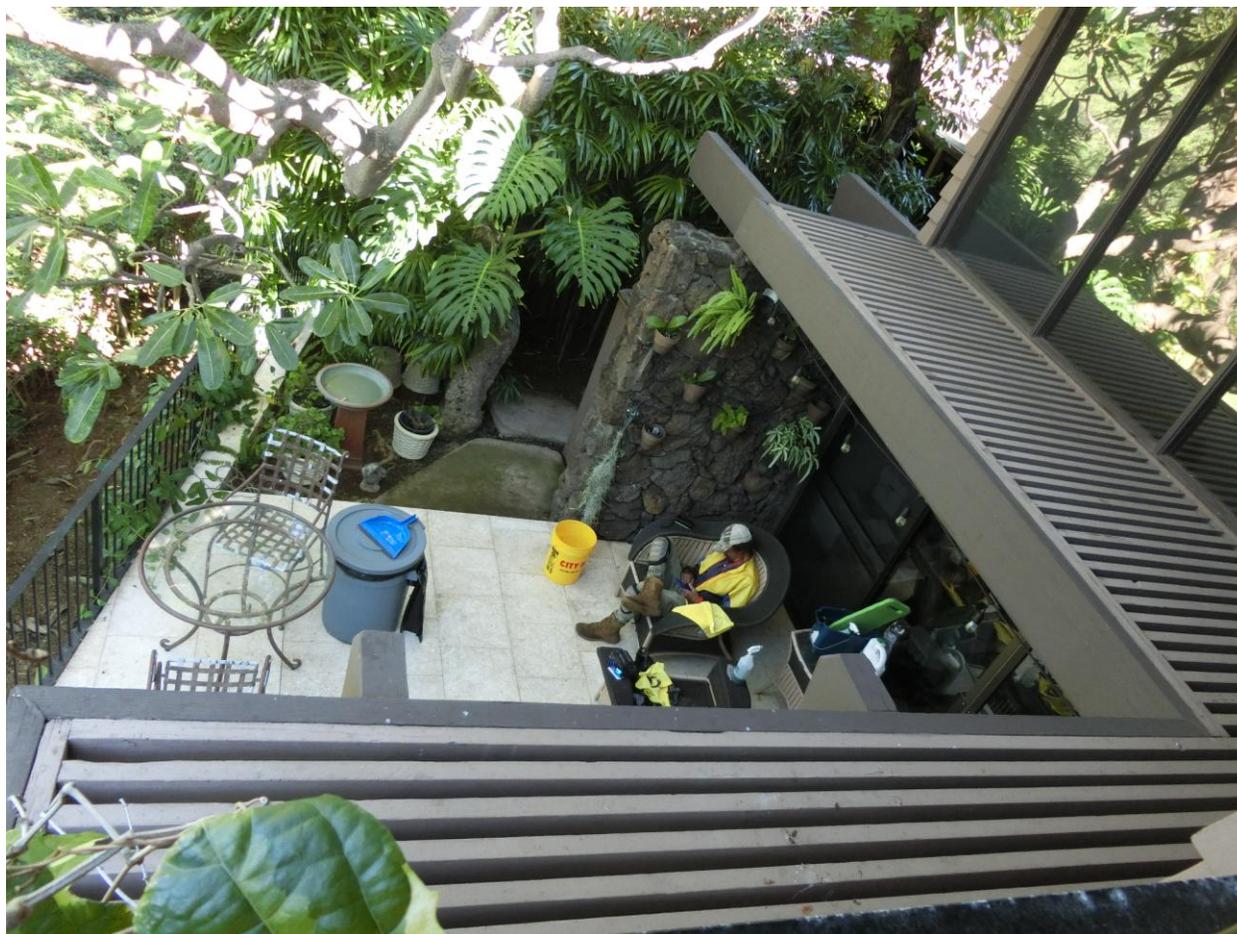
County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the patio and sun screens from rear balcony from the south

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Bunmeido Company House
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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the patio from the north

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Bunmeido Company House
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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the rear of unit 20 from the southwest

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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the front bedroom's bathroom from the east

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Bunmeido Company House
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Photo Log

Name of Property: Bunmeido of Hawaii Ltd. Company House

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the rear bedroom from its balcony from the southwest

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